

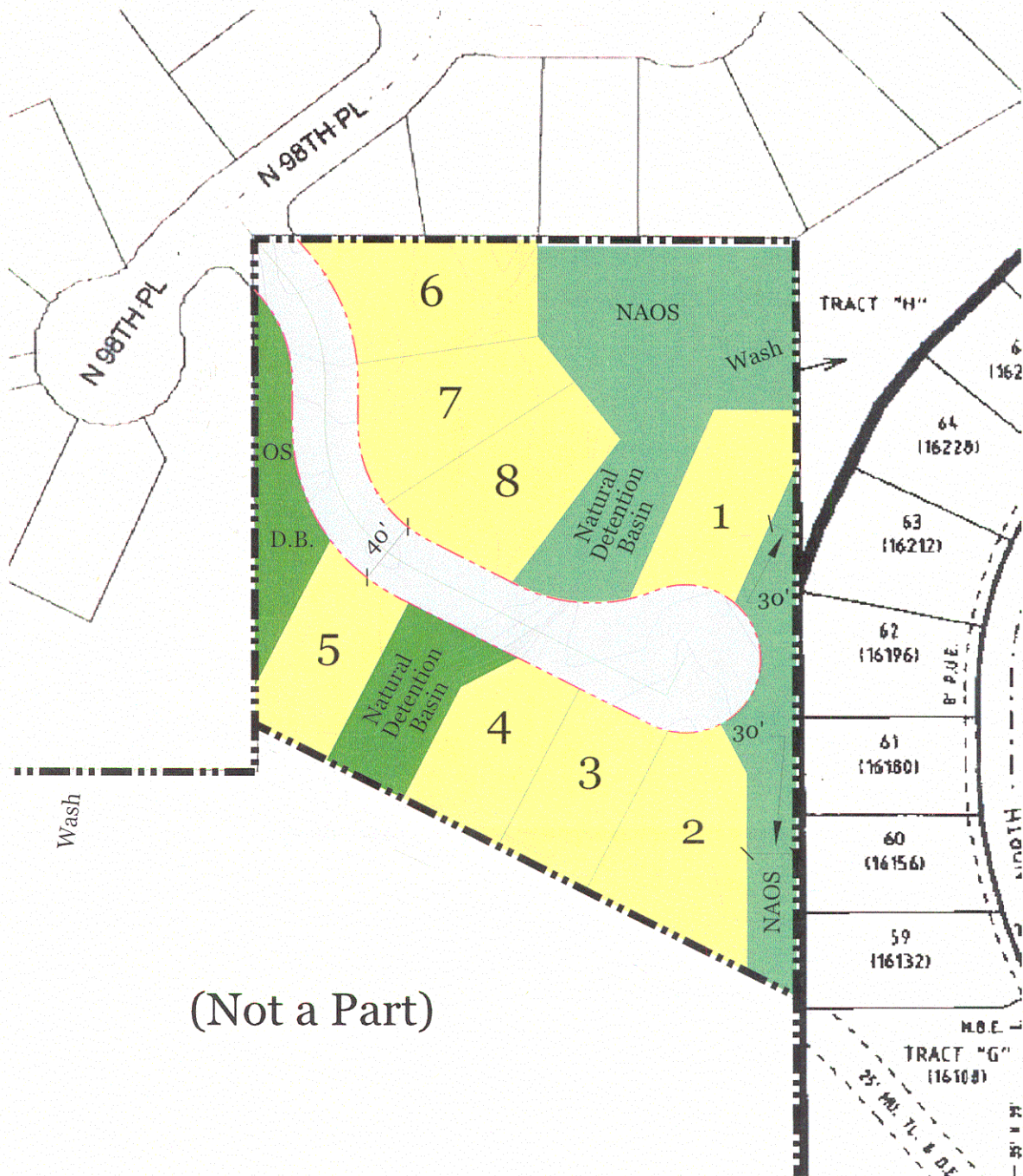
PROJECT NARRATIVE

The subject property is located northeast of the northeast corner of McDowell Mountain Ranch Road and 98th Street. The 2.9 gross acre parcel is bounded on its north, east and west sides by existing or under construction residential development zoned R1-5 PCD ESL, and on its south side by the Old Verde Canal (an unused man-made dike). This is essentially an in-fill project, for a parcel of land that was originally not available for development at the time adjacent development was rezoned.

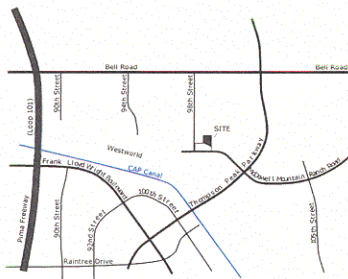
The proposed 8 dwelling unit project is proposed to be fully integrated with the adjacent residential development, including typical lot dimensions of 60 ft. x 110 ft., connected open space and drainage features, and vehicular access from 98th Place.

The subject property is designated "Suburban Neighborhoods" under the City of Scottsdale General Plan. This designation contemplated residential densities up to 7.9 dwelling units per acre. This would translate to a potential unit yield of 23.2 dwelling units. Accordingly, the proposed development, under this rezoning case, will actually produce a significant reduction in residential units on the subject property.

The subject property, with 2.9 gross acres is currently zoned R1-35 PCD ESL for three (3) residential units. The proposed R1-5 PCD ESL zoning application will result in a total of eight (8) units.



Vicinity Map



Conceptual Site Plan

Site Data:

ESLO Lower Desert Landform
Required NAOS: 0.73 ac

Existing Zoning: R1-35 ESL
Proposed Zoning: R1-5 ESL

Typ. Lot Size: 110' x 60' (R1-5)

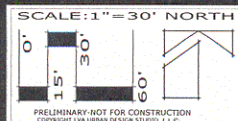
LVA
Urban Design
Studio L.L.C.

Master Planned Communities,
Land Planning,
Site Planning & Design,
Environmental Analysis &
Landscape Design
7301 East Main Street
Scottsdale, Arizona 85251
Phone (480) 994-4994
Fax (480) 994-7332
www.lvaudio.com

Horseman's Park Residential

Conceptual Site Plan

Scottsdale, Arizona



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**Applicant
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